THERE OUGHTA BE A LAW

129 FLATS AND APTS. TO RENT UNFURNISHED

THE REGENCY
APARTMENTS

Opp. Jubilee Hospital

1975 Lee Ave. at Fort

One and two-bedroom suites consisting of large living room and bedrooms, modern equipped kitchens with fridge, stove and electric fans; four-piece bathroom with electric fans; TV hookup and automatic washing facilities. Suite available without steps. Fully furnished suite on display, $85, $90 and $100 per month. Mr. C. Paas, resident agent, Suite 111. EV 5-8060. Open for inspection, 2-4 p.m. and 7-9 p.m. daily. Contact Rental Dept.

KER & STEPHENSON LIMITED, EV 5-3411.

THE HIGHLANDER
APARTMENTS

2151 Haultain, Oak Bay

ELEVATOR SERVICE
VIEWS and BALCONIES
TV OUTLETS
STOVES AND FRIDGES
DE LUXE SUITES
$85 to $145
Available May 1
Reserve yours now!

Manager in attendance at the building Sundays 2-5 p.m.

The B.C. Land & Investment Agency, Ltd.
923 Government St. EV 4-4115
Rental Agents.

PACIFIC SHORES
OAK BAY
NEW DE LUXE
2-BEDROOM SUITES

Large bright living room, dining room, colored bathroom fixtures, GE range and fridge, cabinet kitchen. All suites tastefully decorated. Warm and comfortable at all times. Convenient commissary. TV aerial included. $110 to $125.
RESIDENT CARETAKER
INSPECTION ANY TIME
NO OBLIGATION
Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771. AFTER HOURS, Mr. Valo, EV 3-0805.

BROWN BROS. AGENCIES LIMITED APARTMENTS

We have one of the best selections of 1 and 2-bedroom apartments in Oak Bay and the city. MODERN ELECTRIC KITCHENS, AUTOMATIC LAUNDRIES, TV CONNECTIONS, LARGE LIVING ROOMS, BEAUTIFUL FLOORS.
CONTACT US BEFORE YOU RENT
1125 Blanshard St., EV 5-8771
AFTER HOURS, Mr. Valo, EV 3-0805

SUNNY BALCONIES

View of park, very modern, quiet, warm, beautiful kit, tiled bathrm; auto laundry; 2-bedrm, $116; bachelor $85 incl. drapes and carpets. Viktor Apt. 976 Humboldt. EV 4-1400. Walk to town and park.

BEACH DRIVE, CLOSE TO HOTEL. New apartments. Elec equipped with elec stove, refrigerator, washer and dryer in each apt. These suites have a magnificent view of Mount Baker and are decorated in good taste. The rent includes all utilities except telephone. One-bedroom suites at $130 per mo.; two-bedrm suite at $150 per mo. Ready for occupancy immediately. Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

VANMEARE MANOR — Close to town, modern one-bedrm ste. Electric range and fridge. $96 per mo. No children.

MICHIGAN STREET—Close to Parliament Buildings. Heated one and two-bedrm ste in modern block. Elec range and fridge. No children. $83 and $85 per mo.

Contact Rental Dept.
KER & STEPHENSON LTD.
EV 5-3411

CENTRAL PARK DISTRICT
Modern, 3 rms. and bath, electric stove and fridge. Automatic heat. Ground floor. Vacant. $85. Phone EV 4-9305. Financial Survey Ltd.

MAY 1, $65. UNFURNISHED small de luxe suite, with gas range, automatic heat, fireplace, TV outlet. Everything supplied. 136 Bushby Street.

WATERFRONT, 10 BUSHBY, 5-room upper fourplex, not conversion. Oil-O-Matic hot water heat. Adults. $70. Apply owner, 1040 Fairfield Rd. EV 2-3253.

OAK BAY, DE LUXE APT overlooking the sea, 2 bedrms, fitness equipment, laundry carport, vacant now. Adults only. Rent $140. Swinerton's, EV 3-7181.

ESQUIMALT
Lovely suite, 4 large rooms in nearly new block, on bus 2 miles downtown. Lots of parking. $90 per month. EV 5-8916 or EV 5-4027

UPPER DUPLEX, FAIRFIELD district, 2 bedrooms, small den, automatic heating and hot water. Stove and frig. $85 a month. Phone EV 4-7846.

FAIRFIELD DISTRICT, NEAR sea. Modern, bright 3-room basement suite. Heated, electric stove and frig. Bus at door. $75 month. EV 3-3586.

LARGE, MODERN 3-ROOM suite, electric range and frig. Close to town and park, $77. 949 Southgate. EV 5-3259, after 3 p.m.

MODERN 3-ROOM SELF-CONTAINED suite, refrigerator, stove, hot water heated. Quadra at Hillside. Adults. $77.50. EV 2-6745.

BEAUTIFUL, SPACIOUS, 1 AND 2-bedroom suites. Oil heat, electric kitchen, tile bathroom, washing facilities. Carport. EV 4-0339.

2-BEDROOM SUITE. HEAT, HOT water and laundry facilities supplied. Stove, frig and garage. Ph. EV 2-3706.

LARGE 5-ROOM-PLUS, FIREplace, separate entrance. Close to park and school. Children welcome. $100. GR 7-3408.

AVAILABLE MAY 1: BEAUTIFUL 2-bedroom modern apartment, wall-to-wall carpet throughout. $85. Mr. Stelck EV 2-5231.

3-ROOM SELF-CONTAINED UPper duplex, close in, semi-furnished. Immediate possession. $55. Hollick Realty (1958) Ltd. EV 5-8794.

GROUND FLOOR, SELF-CONTAINed suite, 3 rooms and bathroom, hot-water heat, electric stove, frig. EV 3-3475.

UPPER DUPLEX, $75 PER month, adults, 919 McClure. Phone EV 3-6243.

3-RM STE, AUTO HW HTG, OWNent. Venetian blinds. Walking dist. $60. 307 Simcoe. EV 3-5821.

NEW SIDE-BY-SIDE DUPLEX, 4 ROOMS $80, and 4-ROOM UPPER DUPLEX, $60. EV 4-6982, EV 2-1395.

LARGE, CLEAN 2-BEDROOM suite, private entrance, laundry room, $65. EV 3-0912.

4-ROOM SELF-CONTAINED SUITE. Children welcome. $55 per month. 2929 Prior.

JUBILEE DISTRICT. 3-ROOM suite with bath. Heated. $50. 1777 Bay Street.

THREE-ROOM SUITE, NO STEPS. Phone EV 5-1915.

THREE ROOMS, PRIVATE BATH and entrance. 628 Hillside Ave.

3-BEDROOM UPPER APARTMENT. 1062 Cloverdale. EV 5-5167.

FAIRFIELD, LOWER 3-BEDROOM suite. Garage. EV 3-1379.

SEACROFT, 1438 BEACH DRIVE, 3-room suite. EV 4-1361.

MODERN 3-ROOM SUITE, OAK Bay Ave. Adults. $70. EV 5-1098.

1-BEDROOM SUITE NEAR Jubilee. No children. EV 3-6508.

129 FLATS AND APTS. TO RENT UNFURNISHED

BRIGHT 3-ROOM UPPER SUITE. Adults. EV 3-5858.

130 FLATS AND APTS. WANTED

SMALL APARTMENT FOR ELDerly lady. Rent to $70 per mo. Close to Cook St. and Mackenzie St. Urgent. Phone Sid Bentley, EV 5-9765 anytime.

BUSINESS WOMAN REQUIRES small unfurnished, self-contained, heated apartment. Reasonable rent. EV 3-1939.

WANTED, BY ELDERLY COUPLE, May 1st. Small house or 3-room suite, near bus and reasonable rent. EV 3-3046.

2-BEDROOM SUITE OR DUPLEX. Reasonable rent. 1 child. EV 4-3326 between 12-5 p.m.

SUITES NEEDED—NO CHARGE TO landlords. Rentals Unltd. EV 2-8544.

132 HOUSES TO RENT FURNISHED

ST. PATRICK STREET — Smart-looking two-bedrm bungalow, fully furnished, living room, dining room, kitchen, oil stove and fridge. Auto oil heat. $110 per mo. Available April 30. No children.

KING GEORGE TERRACE — Fully furnished home, living room with fireplace, kitchen, bathroom, two bedrooms. Auto oil heat. Elec range and fridge. No children. Available April 1 from six to 18 months. $125 per mo.
Contact Rental Dept.
KER & STEPHENSON LTD.
EV 5-3411

SAN JOSE STREET — SMALL modern bungalow, 2 bedrooms, all-electric kitchen, Oil-O-Matic heat, full basement. 5 months from May 1st, $75 a month. Adults only. P. R. Brown & Sons Ltd., 1112 Broad St. EV 5-3435.

FURNISHED 2-bedroom UPPER DUPLEX: Jubilee area. Gas range. Vacant. $65. Brown Bros. Agencies Ltd., 1125 Blanshard St. Phone EV 5-8771.

MODERN 3-ROOM DUPLEXES with bathrooms, well-furnished with cooking facilities, attached garages. Weekly and monthly rates. Washing included. EV 4-6330.

COLWOOD CORNERS, FURNISHED or partly furnished, small two-bedroom house. Oil range. Adults or 1 child. Apply 85 Belmont Road.

FURNISHED CABIN AND 3-ROOM suite, 1 block from public beach at Shawnigan Lake. Cobble Hill. 141-L2.

NICELY FURNISHED 4-ROOM bungalow, Oak Bay, 2 months from May 1, $85 a month. EV 3-0865.

OR UNFURNISHED 3-ROOM COTtage, Langford, pensioners. Phone EV 4-5500.

OAK BAY—ATTRACTIVE, SMALL cottage, completely furnished. $75. The City Brokerage. EV 4-5016.

1 OR 2 PEOPLE TO SHARE expenses in home with working woman. EV 3-5626.

MODERN COTTAGES WINTER rates. Trailer space. GR 8-1823.

133 HOUSES TO RENT UNFURNISHED

CHILDREN O.K.

Side-by-side duplex, Jubilee area; 2 bedrooms; elec range and fridge; garage. $85.

QUADRA-TOLMIE—4-room duplex; oil range; vacant. $60.

LEWIS STREET, JAMES BAY — 1-bedroom duplex; gas range; heated. $65.

OAK BAY—Beautiful view; large 3-room suite; gas range; heat included. $85. Also smaller 3-room suite. $70.

TOLMIE AVE.—Newly decorated; 1 bedroom; gas range; ground floor. $53.

ADULTS ONLY

4-ROOM UPPER DUPLEX, near Stadacona Park; 2 bedrooms; heat and range included. $75.

Brown Bros. Agencies Ltd.
1125 Blanshard St. EV 5-8771

SECLUDED

Modern home in quiet residential district. 3 bedrooms. Cabinet kitchen including electric range. Drive-in garage. Automatic oil heat. Good size yard. Recently painted. Ideal for business man. $100 per month. Available April 30. Mr. Betts, Johnston & Co. Ltd., EV 5-2471.

BRENTWOOD BAY
2-bedroom custom-built home on high 3-acre view lot, overlooking bay. Available May 1. $100. 4 months lease. Large living room, recreation room, dream kitchen, automatic washer, dish washer, patio, automatic oil. 25 minutes from town. GR 4-3246.

ATTRACTIVE BUNGALOW, ALmost new, 3 bedrooms, O-O-M forced heat, drive-in garage, drawdrapes, electric range. Prefer adults but consider small family. Available now. 1288 Garkil Rd., off Blenkinsop. H. A. Humber, Ltd., 620 View St. EV 2-9161.

SIDE-BY-SIDE DUPLEX $60 AND $50, near Colwood Golf Course. Each—large living, elec kitchen, bedroom, bath. Lovely location. Occupation one week. EV 2-8117, or eves. GR 8-3943. Newstead Realty Ltd., 766 Fort St.

NEW DUPLEX, 3 BEDROOMS, living room, fireplace, cabinet kitchen, oil heat, drive-in garage. Full basement. Available May 1. Phone EV 4-5033.

LINDEN AVE.
New 2-bedroom basement duplex available May 1. Adults. Rent $95. E. J. Butler, EV 5-4103. Douglas Hawkes & Co., 817 Fort St.

NEW DUPLEX, 2 BEDROOMS, living room, fireplace, cabinet kitchen, oil heat, drive-in garage. Full basement. Available May 1. Phone EV 4-5033.

VIEW ROYAL
Bright 4-room bungalow, large bedroom, wired, automatic heat, garage and garden space. Phone GR 9-2748 after 6 p.m.

FOR RENT—BRAND NEW 2-BEDroom duplex, near waterfront, automatic heat, full basement, drive-in garage. Phone EV 3-0468.

LOVELY UPPER DUPLEX, 4 rooms, heated, gas range, H.W. Gorge district. Adults only. Phone EV 5-6646.

CADBORO BAY — COMPACT 1-bedrm cottage, hot-water heating. Close to everything. Rent $70. Swinertons, EV 3-7181.

5-ROOM BUNGALOW, WIRED FOR electric range—(optional). Furnace. Walking distance, Prior St. Victoria Press. Box 179.

FOR RENT, SMALL 2-BEDROOM house, West Saanich Road near Observatory. No children. $45. Ph. GR 9-5304.

$65 PER MONTH, 4-ROOM DUplex. Heat and water included. Arthur E. Haynes Ltd. EV 3-3823.

TWO-BEDROOM DUPLEX, NEAR new automatic oil heat, stove, frig. $85. EV 2-0716.

2 BEDROOMS, PARTLY FURnished, 6-mile circle. Apply E. E. Heath, 625 Yates St.

UNFURNISHED HOUSE, LANGford, 2 bedrooms, wired for range. Garage. EV 5-1886.

3-BEDROOM NEW DUPLEX, Esquimalt, $95 per month. Phone EV 3-9674. Byron Price Realty.

5 ROOMS AND BATH, BASEMENT, furnace. $75. 937 Balmoral. Phone EV 3-3210.

SELF-CONTAINED DUPLEX, available May 1. Close to Parliament Buildings. EV 2-4039.

2-BEDRM, HEATED, GROUND floor suite, own ents, in triplex, $75. EV 4-3428.

COSY COTTAGE, THREE ROOMS and bath, oil range. EV 4-3070.

2½ OUT ON DOUGLAS. OIL stove, piano. $65. GR 8-4481.

VACANT 4-ROOM HOUSE, CHILdren welcome. EV 2-8843.

134 HOUSES WANTED TO RENT

COMPLETELY FURNISHED MODern apartment or bungalow. Occupancy around May 1. Reliable tenant, no children, lease if desired. Best references. EV 2-5842, ask for Mr. Leon.

ARMY OFFICER'S WIFE WITH 3 children, would like furnished house or apartment for 2 months, beginning July 1. Preferably Fairfield district. EV 3-6097.

3-BEDROOM HOUSE OR DUplex, unfurnished. Occupancy June 1. Have own range and fridge. EV 2-1171.

134 HOUSES WANTED TO RENT

WANTED FOR IMPORTANT client, unfurnished home in Uplands or Oak Bay. Must have two or more bedrooms and two bathrooms. Possession on or before May 1. Excellent references.
Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

3-BEDROOM HOUSE REQUIRED by local newspaper reporter with 2 children. Just arrived from east. Prefer oil heat, fenced lot, within 3-mile circle, close to bus. Will pay up to $85 per month. Please phone EV 3-4375.

137 HALLS, STORES, OFFICES, TO RENT

DOCTORS - DENTISTS

Enquiries solicited in strict confidence from those wishing to lease space in proposed ultra-modern Medical-Dental building to be erected on Yates just east of Cook Street. Off-street parking for clientele.

Please call Mr. Montague
C. N. MONTAGUE CO. LTD.
EV 4-9318 — EV 3-5967

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741

OFFICE FOR RENT—GROUND floor. Six hundred square feet of modern heated office space in downtown building. Janitor service included. Lease to suit tenant. $125 per month.
Contact Rental Dept.
KER & STEPHENSON LIMITED
EV 5-3411

BRIGHT SUITE OF OFFICES FOR rent. Prominent location Fort and Broad Sts. Will rent en suite or single. Heat, light, janitor svc incld in very low rent.
Apply
A. BERNARD & CO. LTD.
629 FORT ST. PHONE EV 2-1218

APPROXIMATELY 900 SQ. FT., 1 large and 3 small rooms, all adjoining, good light, heat and water. Very reasonable. Will separate. 1006 Government St. Phone EV 3-3990 after 4 p.m.

EXCELLENT ACCOMMODATION suitable for doctor or dentist, in first-class residential area, serviced by three regular bus services. Enquiries strictly confidential. Victoria Press. Box 178.

139 WANTED TO RENT MISCELLANEOUS

WANTED — DOUBLE GARAGE, vicinity Newport Avenue and Oak Bay. EV 4-7303 after 5 p.m.

141 MORTGAGE LOANS

NEED CASH?
Get $25 to $3000
FOR YOUR SPRING NEEDS!
PHONE EV 5-6774
2018 DOUGLAS ST.
SEABOARD FINANCE CO.
OF CANADA LTD.

NEED CASH?
Get $25 to $3000
FOR YOUR SPRING NEEDS
Phone EV 5-6774
2018 DOUGLAS ST.
Seaboard Finance
CO. OF CANADA LTD.

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:
Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5117

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

PUT YOUR MONEY TO WORK for you. We offer choice of 5 new first mortgages, $2,000 to $3,500 at 7%. Call Mr. Hicks, EV 2-5104 anytime. Hicks Realty Limited.

CASH
If you need some cash for home improvement or some other purpose see us. Quick action. R. W. Blenkinsop, F. N. Cabeldu Ltd. EV 3-7174.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits 405 Gorge Road Telephone EV 2-8148.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-8742. JOHN BLAIR LTD. 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

142 WANTED TO BORROW

OPPORTUNITY!
Non-competitive industry requires about $10,000. Govt licensed, insured. Fine for small investor or anyone. Apply Victoria Press, Box 183.

YOUNG FAMILY WISHES TO borrow $2,500. Privately. Low payments. Good interest. Victoria Press, Box 933.

145 BUSINESS OPPORTUNITIES

"HIGH REVENUE"

Strategic corner location has 3 rentals up, with street level occupied by an active retail store. Revenue to be derived at present rentals $3,960 per year. Full price $21,800. Further information or appointment to view phone FORD McBRATNEY evenings or holidays. EV 3-0429. Northwestern Securities of Victoria Ltd., EV 5-6741.

CAFE & COFFEE SHOP

Clean, well equipped and always busy. 18 stools, 5 booths. Easy hours. Just right for you and your wife to make a nice living. Full price ..... $5500 with terms. Stan Hyland EV 4-9305, res. EV 3-3520. Financial Survey Ltd.

NHA
SIDE-BY-SIDE DUPLEX
Located just off Moss Street, well constructed 5 rooms and bathrm. Full bsmt. Oil heat each unit. Price with terms $22,500.
4½% mortgage available.
EXCLUSIVE AGENTS
TRIPLEX
Excellent location, best part of Fairfield, 2 furnished suites plus owner's suite. Will give purchasers over $100 per month after all expenses paid plus owner's suite. A RECOMMENDED BUY AT $18,000
MR. HUMPHRIES EV 6-1649
Exclusive Listing
A. BERNARD & CO. LTD.
620 FORT ST. PHONE EV 3-1218

WANTED—ANY TYPE BUSINESS properties. David R. McAdams Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236.

145 BUSINESS OPPORTUNITIES

Ker & Stephenson
Ltd.

APARTMENT BLOCK SITES
PRICE RANGE
$15,000 TO $35,000
IN TOWN OR WITH EXCELLENT SEA VIEW

For further information please contact
A. L. Wagner EV 5-3411 J. H. Ford
KER & STEPHENSON LIMITED
909 Government Street

$6000 PER YEAR

Is the income from this 7-suite apartment block. Only 2 years old and situated close to the sea in a top rental area. All suites have utility rooms and are equipped with electric ranges, fridges and individual hot water heaters. The heating is Oil-O-Matic hot water. Expenses are very low and the suites have outside separate entrances. This is an exceptional buy at $45,000
Good mortgages or property may be considered as part of the down payment. Please call T. Mullen, GR 7-3642 or office EV 5-8704.

FRANK A. MARTIN AGENCIES LTD.
1114 Blanshard St.

OPPORTUNITY CALLING

DR., DENT., BARB., BEAUT'N., ETC.
We have the ideal location for you in this modern stucco building, on main thoroughfare. 2 large offices on street level (each with its own suite). OHW heating. USE ONE—RENT ONE. (Tenant available with offer of $125 a month). SACRIFICED AT $15,000. TERMS.
Call Mr. Baird EV 5-4334
Eves., EV 4-0483
DICKIE & CO. REALTY

DUPLEX

Jubilee area, this large duplex has been completely renovated from the foundation up. Entirely self-contained. Lower suite is a real family unit, living room 14x20, large cab kitchen, utility plumbed for Bendix, 3 bedrooms, 4-piece Pem. bath. Up is a large self-contained 3-room suite. New Oil-O-Matic HA heating. Lot is 60x120, landscaped, fruit trees, etc. This is good value with terms. Price $15,500. Please call Roy McGillivray, Western Homes Ltd. EV 2-2157.

COFFEE SHOP SNACK BAR

This would be a dandy outlet for delicatessen. Strategic location. Price includes all stock, equipment. There is a good lease. Choice living quarters. Put your idle money to work now. Act fast. Price only $3,750.
Phone R. E. Hills, EV 5-3435; res., EV 3-6918.

P. R. BROWN & SONS

$260 INCOME

2—2-ROOM SUITE (FURNISHED)	$105
3—1-ROOM (FURNISHED)	$30
1—3-ROOM (OWNER)	$65
	$260

Two bathrooms, full basement; forced air heat; low expenses. We don't get them like this very often. With terms $17,950. Doug Lawson or Jim Ranson, res. EV 2-4867 or EV 5-6614. Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

Revenue Property Owners
I Need Listings
2 to 8 Suites
CLIENTS WAITING
C. MALLETT, WESTERN HOMES LTD. EV 2-2157 ANYTIME.

EXCELLENT REVENUE

Buy this light housekeeping apartment, get ready for your retirement. 9 rooms rented, O-O-M heat, basement, nice location, walking distance from town, splendid revenue for a widow. Down payment is $5,000. Full price $14,500
Call Olive Greaves, EV 2-5104 anytime. Hicks Realty Limited.

HERE'S WHERE MONEY GROWS

8 SUITES ..... $80,000.00—12% RET.
3 SUITES and BUSINESS PREMISES ..... $30,000.00—10% RET.
3 SUITES ..... $24,000.00—10% RET.
All excellently located. Full particulars from Geo. Pethard, Newstead Realty Ltd., 766 Fort St. EV 2-8117 or eves. EV 3-1208.

REVENUE

This 7-ste apartment is netting over 12%. Only 4 yrs old, not a conversion.
Price, with terms, $35,000
For particulars phone
Roy R. Gill: EV 4-9305; res. EV 4-3310, Financial Survey Ltd.

FOR SALE
TWO GENUINE QUALITY APARTMENT BUILDINGS, TWO OF THE BEST IN VICTORIA.
Fully occupied since built, just two years ago. Expensively equipped and de luxe appointed. Both buildings in immaculate condition, with landscaped grounds. Excellent trouble-free properties. I built these buildings for my own long-time investment. Eleven suites and 16 suites (adjoining properties). No other apartment building can equal these in Victoria! For quality, and return on investment. Your opportunity! Direct-from-the-builder price.
OAK BAY HOLDINGS. EV 4-6888

21-UNIT AUTO COURT. GOOD living quarters, large property with room for expansion or trailer court. $30,000 down. Will accept part down payment in real estate or mortgages. Victoria Press, Box 948.

BARGAIN
5-suite apartment, self-contained, central, net $1,950. Terms, trades, owner EV 3-5154.

145 BUSINESS OPPORTUNITIES

BUY OR LEASE

Suburban grocery. Fully equipped. With 3-bedrm living quarters for owner—plus a revenue ste. Well stocked and increasing in volume every month. FULL PRICE FOR PURCHASE $18,500 with reasonable down payment or can be leased for $100 per mo with purchase of stock and equipment.
For appointment to view call J. C. Jeffery EV 4-0531 or EV 5-8917.
Exclusive.

Side-By-Side
LOW DOWN PAYMENT
TRADE FOR BUNGALOW

City side-by-side duplex. Each side has living room, kitchen with range, 2 bedrms, 4-pc Pembroke bathroom. Full high basements and drive-in garages. Low down payment of will take small bungalow in trade. FULL PRICE $15,950
For appointment: C. Carpenter, EV 4-0531; eves. GR 7-1628
Hagar & Swayne Ltd.
614 Yates St.

COFFEE BAR
$500 DOWN
EXCLUSIVE

EXCELLENT OPPORTUNITY OFFERED HERE FOR SOMEONE WHO CAN COOK AND BAKE PIES. THIS IS ONLY $2,700 FULL PRICE AND FULLY EQUIPPED AND LOTS OF ROOM FOR BOOTH EXPANSION, ETC. CALL L. S. YEO, EV 2-7276 ANYTIME.
ANOTHER BARGAIN
DOWNTOWN
NEWLY DECORATED AND WELL ESTABLISHED RESTAURANT OFFERED HERE FOR ONLY $12,600 —AND SHOWING NICE PROFIT RETURN FOR '58. OWNER SAYS $4,000 DOWN FOR QUICK SALE —ALSO LEASE IF DESIRED. THIS IS A DOUGLAS ST. LOCATION AND WELL WORTH INVESTIGATING CALL L. S. YEO, EV 2-7276 ANYTIME.
TOWN & COUNTRY HOMES LTD.
851 PANDORA

3 SUITES
CLOSE IN
Offers Down
Or Trade

Due to illness owner is offering this very nice 3-suite building for sale. Top condition and location. Automatic oil heat, etc. If you have a clear title home and would like to get into a good revenue building then see this. Will accept reasonable down payment. Full particulars available. Full price $19,700. C. Mallett, Western Homes Ltd., EV 2-2157, home EV 4-5670.

AUTO COURT AND FISHING RESORT

First time offered at less than replacement cost of buildings. Owner retiring. 8 parklike acres with 800 feet of lake frontage and good beach. Owner's residence, 12 rental cabins, 2 float house rentals and large boathouse, 6 boats with motors. Year round revenue shows good return on investment. Full price $45,000 with $10,000 down, balance easy terms. Contact Jack Sweeney at J. H. Whittome & Co. Limited, Duncan, B.C.

NEW
DOWNTOWN

Very modern apartment block or MOTEL, THIS IS ALL SET TO GO. An exclusive listing and well worth investigating.
Peter Brown. EV 4-5022. EV 4-5537
THE CITY BROKERAGE
1018 Blanshard St. EV 4-5022
EV 4-5016.

DOWNTOWN GRILL

Fully equipped grill with a good lease, doing approximately $80-$90 a day. Ideal for a couple to manage. Open 8 to 8. This cafe shows a good return, books open to interested purchaser. Contact N. Krienke or M. Duff, EV 5-2458 anytime for full details.
BYRON PRICE REALTORS

"20 ACRES"
"Pat Bay Highway"

Yes, 20 acres of level land with 700 feet of highway frontage bordering the Baker View subdivision, can be yours for only $15,500. For this exclusive opportunity call AKSEL PETERSEN, EV 5-6741 or EV 4-6571. Northwestern Securities of Victoria Ltd.

APARTMENT
BUYERS, ATTENTION
Yes, you can save at least 10 to 15 thousand dollars on this splendid 11-suite ultra-modern apartment block less than 5 years old. Splendidly located close to transportation, shopping area and park. Each bright, roomy suite is equipped with electric kitchen, stove and fridge. TV plug-ins to master aerial. There are Pembroke baths in every suite. Carports provide sheltered off-street parking to most tenants. Substantial mortgage is arranged with a large, reliable company at a low 5¼% rate. Full price, $90,000. Ph. EV 2-7276 anytime up to 10 p.m. Ask for H. Forrest, TOWN & COUNTRY HOMES LTD., 851 Pandora.

SUCCESSFUL PEOPLE ONLY
Victoria and Districts.
Are you qualified to merchandize the No. 1 product in this field? Vancouver company has combined excellent seller with 3 new sure-fire products. This along with spectacular sales methods will give you immediate financial success. If you are prepared to invest $15,000 in a chance of a lifetime, write to Victoria Press, Box 944.

CASH NEEDED
Hairdresser with all necessary equipment for shop. Would like to contact person with working capital. Partnership considered. EV 5-5386.

WANTED TO RENT OR BUY, low down payment, large premises suitable for exclusive dinners. Not far out. EV 3-3906.

COFFEE SHOP FOR QUICK SALE at most reasonable price. For full particulars, please phone EV 5-2821.

THE WISE AND THRIFTY BUYER SHOPS THE CLASSIFIED SECTION DAILY.

145 BUSINESS OPPORTUNITIES

$15,000
SIDE
BY
SIDE

Is a SONG and here is a BRAND NEW DUPLEX on a view lot, newly paved street, in an area where rentals are in demand! Each side has roomy LR, cabinet kitchen with dinette and utility, two bedrooms, Pembroke bath, OIL heat and carports! SNAP THIS ONE UP — YOU CANNOT BEAT IT! Call PHIL SIMPSON NOW at EV 2-7276 or res. EV 5-5542. Town & Country Homes Ltd.

$950

3 rentals plus large suite for owner with private bathroom, W-C furnace, recently decorated, 2 full bathrooms. Price $7950
Inc. 3 gas stoves. 1 block Parliament Bldgs. EV 3-9415.

149 LISTINGS WANTED

LIST WITH RITHET
706 Fort Street EV 2-4251

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

SMALL HOMES WANTED
Several clients wanting homes up to $9,500. If you have such a home you would sell please call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res. EV 3-5685).

IF AT FIRST YOU DON'T SUCceed—call Don Bacon, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

150 HOUSES FOR SALE

KING REALTY
Weiler Bldg.
609 Broughton St. EV 2-2131

S x S DUPLEX
Cathedral Area

Four and one-half rooms each side, no basement, hot-water heating plant. Always rented. Good location. May consider terms Offers. Clear title. Full price $15,700
Call Mr. O'Toole, eves., EV 3-8340

UNIVERSITY AREA
Excellent family home in splendid condition. Through hall, large attractive living room, open fireplace, full dining room, cabinet kitchen, 2 bedrooms, bathroom and sunroom on main floor. 2 nice bedrooms up. Full basement with extra bedroom or study and additional plumbing. Oil hot-air heat. Garage. Secluded, developed garden. A valuable property presently producing income from students but equally well suited for a family home. Approximately $5,000 will handle. Price $15,750
Call Mr. O'Toole, eves., EV 3-8340

LANGFORD
New 2 BR stucco bungalow, nice LR, cabinet kitchen, utility, carport, large lot, good location. LOW DP. $7200
EASY TERMS
Call C. A. Ross, eves., GR 8-1817

SEA VIEW
This exceptionally well planned home has attractive LR with FP to ceiling. Dining rm, beautiful kitchen with dining area. THREE bedrooms. Full high basement with roughed in rumpus room. In CHOICE LOCATION with a VIEW FROM EVERY WINDOW. OUTSTANDING CONSTRUCTION $19,500
Call Bel Shragge, eves. EV 2-8802, or J. O'Toole, eves. EV 3-8340.

JOHN GREENWOOD
1241 Broad Street

WATERFRONT
OAK BAY

196 ft. of waterfront and complete seclusion, beautifully landscaped. Oodles of shrubs, trees and flowers, completely fenced, plus over 1,600 ft of living comfort in this artistically-designed home. Automatic oil hot-water heat, 2 fireplaces. This home is clear title and must be all cash or cash to mtge. Price is only $21,000
Ask for Jim Ridings, EV 3-7041; eves. EV 3-9533.

GORGE
A bright four-room, stucco bungalow with two bedrooms, full basement, hot-air furnace and drive-in garage.

$8500
Please ask for Henry Hope.
EV 3-7041 Evenings, GR 7-2734

WATERFRONT
REDUCED $2000

Yes, reduced $2,000 for cash sale. Approx. 260 ft. waterfront, 2.63 acres, partly wooded with native trees offering seclusion, with sea and mountain views. 6-rm storey-and-a-half home, ¾ basement. Structurally sound but requires extensive remodelling. 4-room stucco cottage, close to beach. This too, requires work done. Some 2 dozen mixed fruit trees. Situated on Sooke basin. Taking all facts into consideration this is good value at $12,000
David Carmichael, Res. EV 4-7308
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7241

NEW LISTING!
$6,500
LOW DOWN PAYMENT
(Or with $2,400 down price can be reduced to $6,200.) This is an older-style dwelling in excellent shape. Nicely decorated. One bedroom down and two up. Full basement, furnace, drive-in garage. Low taxes, $78. Please call Mr. Jessup, EV 2-2101, res. EV 2-1667. Harry Foster Ltd.

150 HOUSES FOR SALE

VICTORIA
REALTY LTD.
1115 DOUGLAS ST.

$1800 DOWN $1800

3-bedroom N.H.A. bungalow. Pick your own color; cab kitchen. LR, DR with raised-hearth fireplace; oil heat, full basement, roughed in rumpus area; dr-in garage. On sewer.
Mr. Wright, EV 2-8145 or (eves.) EV 2-9408.

SOUTH OAK BAY
4-Bedroom Bungalow
Victoria Ave.

Here is a family home 14 yrs. old. Wide entrance and thru hall with spacious L. room with picture window and fireplace. Sep. dining rm; very bright dinette kit, with lots of cupboards. 4-pce bath, large closets; full cement bsmt with extra finished heated room, plus large area for rumpus. Fenced mature garden. Auto oil heat. Very reasonably priced at $16,400
Exclusive with Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8536.

OWNER TRANSFERRED
UNIVERSITY DIST.
NHA — 3 YEARS OLD
5% $66 PIT

You will be delighted to inspect this immaculate home of 5 spacious rooms; fenced and fully landscaped on quiet street. Thru hall plan. Dinette, electric kit with bar. Spacious LR with fireplace. 3 tastefully decorated bedrms. Lots of closets. Bright clean bsmt; auto heat. Drive-in garage; near schools. Excellent terms $14,500
Exclusive with Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8536.

ESQUIMALT
THIS GRACIOUS, MODERN